

**MINUTES OF HISTORICAL ADVISORY BOARD
REGULAR MEETING OF THURSDAY, JUNE 5, 2008
COUNCIL CHAMBERS, CITY HALL
2263 SANTA CLARA AVENUE – 7:00 PM**

CONVENE: 7:04 p.m.

ROLL CALL:

PRESENT: Vice Chair Miller, Board Members Irons, Iverson, and Lynch

ABSENT: Chair Anderson

STAFF PRESENT: Jon Biggs, Planning Services Manager/ Secretary to the Historical Advisory Board; Tony Ebster, Permit Technician I/ Recording Secretary

MINUTES: Minutes from the meeting of May 1, 2008
Motion (Irons)/Second (Iverson) to approve the minutes with corrections
Ayes; 4: Noes; 0; Absent: Chair Anderson
Motion Carries

AGENDA CHANGES AND DISCUSSIONS:

None

ORAL COMMUNICATIONS:

Mr. Brendan Meyer addressed the Board regarding the July 3, 2008 Historical Advisory Board Meeting. He requested that the Board honor the meeting schedule posted on the City's website and hold the meeting on July 3, 2008.

WRITTEN COMMUNICATION:

None

REGULAR AGENDA ITEMS:

(7-A) Certificate of Approval – PLN08-0035 – 1150 Bay Street. The applicant is requesting a Certificate of Approval to demolish more than thirty percent (30%) of the value of an historically designated residential building for the purpose of remodeling a previous addition and adding a front porch. The site is located at 1150 Bay Street within an R-1, One-Family Residence Zoning District. (DV) **Staff requests that this item be continued to the meeting of August 7, 2008.**

Motion (Lynch)/Second (Iverson) to continue Item 7-A to the meeting of August 7, 2008

Ayes: 4; Noes 0: Absent 0

Motion Carries

(7-B) Certificate of Approval for Alterations to a Historical Monument – PLN08-0185 – 1501 Buena Vista Avenue. The Applicant is proposing structural alterations, including minor changes to the building's exterior, for the rehabilitation of the Del Monte Building. Review and comment on findings regarding the consistence of the proposed alterations with the Secretary of Interior's Standards for Rehabilitation and Restoration. The Del Monte Building is located within an M-2, General Industrial District. (JB)

Mr. Jon Biggs presented the staff report for 1501 Buena Vista Avenue for consideration of the Certificate of Approval for exterior alterations for future uses of the Del Monte Building, which is an historic monument. Staff recommends approval of the application.

Vice Chair Miller invited the architect to speak to the item.

Mr. Michael Rockhold addressed the board regarding the Certificate of Approval and reviewed the phases of the rehabilitation process and spoke to the first steps to be taken in the first phase of the construction. He briefly talked about the historical status of the Del Monte Building.

The Board requested that all the windows be reinstalled by a certain date and that all openings be water tight to prevent weather damage.

The Board also asked for clarification regarding the sandblasting of the existing brick.

Mr. Christopher Buckley was happy to see the project moving forward. He was surprised that the Board would be presented with only one phase without a status of the overall project. He expressed concern that the Board is being asked to make a decision without knowing how the project will turn out as a whole. He was concerned that this would be an "open ended" approval and suggested that the board set a date as to when the windows would be reinstalled.

Mr. Stuart Rickard asked about the roofing material and wanted clarification regarding the solar panels. He also expressed concern about the covers for the roof openings and wanted to make sure they will seal the openings.

Board Member Iverson wanted to make sure that the updates from the National Park Service (NPS) were provided. She also expressed concern as to how the building would be secured during construction. She wanted one of the conditions of approval to be that sandblasting would not be done on the brick or any other porous surfaces.

Ms. Melissa Gaudreau clarified that sandblasting would not be done on any brick or porous surfaces.

The Board agreed that sandblasting would not be done on any brick, masonry, and porous or sensitive surfaces.

The Board also wanted to be clear that this approval is only good for the first phase of the construction project and any future approvals would have to come before the Historical Advisory Board.

Board Member Lynch expressed concern with the grammatical errors in the conditions of approval. She said that the line that reads "Planning Director or their designate" should be "Planning Director or his or her designate".

Board Member Iverson expressed concern that if the project does not proceed as planned, there is no language that obligates the architect to make the building watertight and wanted to include that in the conditions of approval.

Mr. Rockhold offered to return to the Historical Advisory Board periodically to update the board on the progress of the construction of the project.

Motion (Irons)/ Second (Iverson) to approve the Certificate of Approval with conditions.

Ayes: 4; Noes 0; Absent: Chair Anderson

(7-C) Certificate of Approval – PLN08-0156 – 970 Pearl Street. The Applicant is requesting a Certificate of Approval for the demolition of more than thirty percent (30%) of the value of a single-family residence built in 1937. Exterior alterations including additions and window replacement are also proposed. The site is located within and R-1, One-Family Residence Zoning District. (LA)

Mr. Jon Biggs presented the staff report for a Certificate of Approval for 970 Pearl Street. He gave a brief summary of the project. Staff recommends approval of the application with conditions.

Mr. Tim Banuelos spoke to the project and gave a brief history of the current status of the project. He mentioned the condition of the house and pointed out the need for repairs due to dry rot and upgrades from outdated materials to more modern, efficient materials.

Board Member Lynch expressed concern with condition number 4 and wanted clarification regarding the replacement of the windows. She also asked about the awning and what was going to happen with it.

Mr. Christopher Buckley addressed the windows and the muntins. His concern was with the projection of the muntins and that it should project out 3/8 of an inch from the glass surface and it was difficult to tell if it did, and stated that it should be consistent with the design review guidelines.

Mr. Jon Biggs clarified that the window muntins should be closer to the requirement and are a little on the thin side.

Motion (Iverson)/ Second (Lynch) to approve the Certificate of Approval with conditions.

Ayes: 4; Noes: 0; Absent: Chair Anderson

Motion Carries

(7-D) Study Session on the Carnegie Restoration and Preservation Project, Applicant: City of Alameda – 2264 Santa Clara Avenue & 1429 Oak Street (Former Children’s Library) – Review and provide feedback on a proposed design for the connection between the Carnegie Library and the Children’s Library.

Mr. Jon Biggs presented the staff report for the Carnegie Restoration and Preservation Project and introduced the architects for the project.

Ms. Rosemary Muller presented her PowerPoint presentation to the Historical Advisory Board to illustrate how the structures are going to be used and went through the basic concepts of the design for the connection between the Carnegie building and the former Children’s library. She also gave a brief history of the Carnegie structure and pointed out that the architectural firm had decided to focus on a specific time period of significance to base the new designs on. She spoke to various elements that will be recreated. She also talked about many of the design elements and some of the materials that will be used. The presentation included many pictures and drawings of the finished project.

Mr. Christopher Buckley asked about the original furnishings and if there was an inventory. He also asked about the external materials and the framing for the glass wall. He noted option three that showed a treatment that was similar to what was presented. He wanted to see material samples to get an idea of how it was going to look. He also asked about the west side and what materials are going to be used and what colors for the interior walls and connector will be.

BOARD COMMUNICATIONS:

The Board asked about what projects are required to go before the Historical Advisory Board and how it is determined. They also asked who is responsible for notifying the applicant when Historical Advisory Board approval is required.

Mr. Biggs clarified that staff is diligent about letting the applicant know when they are required to get Historical Advisory Board Approval and necessary permits. Board Member Lynch reported on her activity regarding the North of Lincoln Historic Buildings and suggested that the Italianate Style be put into the design guidelines.

Mr. Christopher Buckley spoke to the work Board Member Lynch did regarding the list and expressed appreciation. He mentioned that Alameda Architecture Preservation Society is willing to help create and maintain the database.

STAFF COMMUNICATIONS:

Mr. Jon Biggs reported on the project at 3327 Fernside and the Streetlights Project on Buena Vista Avenue between Grand Street and Sherman Street, Encinal Avenue between Post Street and Fernside Boulevard, and Lincoln Avenue between Fifth Street and Constitution Way.

ADJOURNMENT: 9:58 p.m.

Respectfully Submitted by:

Jon Biggs
Planning Services Manager/Secretary, Historical Advisory Board